

MINUTES OF THE WORK SESSION MEETING OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, HELD ON OCTOBER 08, 2018 AT 5:30 P.M. IN THE CIVIC CENTER, 16327 LAKEVIEW, JERSEY VILLAGE, TEXAS.

A. CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

The meeting was called to order by Mayor Ray at 5:30 p.m. with the following present:

Mayor, Justin Ray	City Manager, Austin Bless
Council Member, Andrew Mitcham	City Secretary, Lorri Coody
Council Member, Greg Holden	
Council Member, Bobby Warren	
Council Member, James Singleton	
Council Member, Gary Wubbenhorst	

B. Discuss the City's fiscal year 2018-2019 FEMA HMA grant applications.

City Manager Bless gave a presentation concerning the 2018 Jersey Village HMA grant application, which included information on the following topics:

- How it Works
- Acquisition/Demolition and Elevation Grants
- Repetitive Loss Defined
- Severe Repetitive Loss Defined
- Elevation Grants
- Eligible Costs for Elevations
- Ineligible Costs for Elevations
- Buyout Grants
- Mitigation Reconstruction Grants
- Jersey Village Flood Map
- Grant Eligibility
- Flood Mitigation Assistance (FMA)
- Benefit Cost Analysis
- Timeline
- This Year's Grant Application
- Staff Recommendations
 - Staff recommends that the Council authorize a grant application to apply for:
 - Elevations for four (4) homes along Jersey Drive – in same area as current years project
 - Mitigation Reconstruction for three (3) homes along Jersey Drive – between Lakeview and the Pool
 - Grant funding to do design work for the E127 deepening/widening project
 - For the elevations it would require an approximate match of \$123,000. For the grant authorized in 2017 the city provided that match, and the Council authorized up to \$400,000.
 - For mitigation reconstruction there is not a firm cost share amount. It's assumed by FEMA the property owner would cover the remaining costs.
 - For the design work for the E127 the match would come in full or part from HCFCD.
- Staff Analysis

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- In looking at the Cost Benefit Analysis, and the Cost Benefit Ratio these homes allow for a good mix of benefits, while giving us a high Cost Benefit Ratio better than 1.
- We feel this will allow for the best bang for the buck.
- With the homes being in close proximity it allows for easier mobilization and demobilization for the companies, which lowers costs.
- Elevations are preferable to buyouts, unless buyouts can provide a greater benefit to reducing flooding elsewhere.
- A buyout means the city would have to own and maintain the property as green space. That means lost property tax revenue and new maintenance costs.
- We looked at possible buyouts along the E100.
 - We asked HCFCD if buyouts would be helpful for them in completing the E100 project, and they said it is not necessary.
 - We asked HCFCD if buyouts could create more detention that would lower the base flood elevation, and they said it would not.
- Other Things to Consider
- Future Years

In completing the presentation, City Council asked for an update on the 2017-2018 grant application. City Manager Bleess explained that in September of 2017, City Council authorized a grant application for the elevation of 18 homes. The application was filed and is currently awaiting final approval from FEMA. The City's portion for this grant will be approximately \$230,000.

City Council then reviewed the map to identify the location of the homes for the 2017-2018 elevation grant and to locate the homes for the 2018-2019 elevation and mitigation reconstruction grants. All elevations are in the same area and the mitigation reconstruction proposals are along Jersey Drive between Lakeview and Equador.

The requirement that the structure not be located in the floodway for mitigation reconstruction grants was discussed. Council also asked about the process taken to speak with homeowners interested in the mitigation reconstruction grants. City Manager Bleess explained that these homeowners were surveyed and their questions about the process were answered. At this point these three (3) homeowners are interested in mitigation reconstruction.

Council then discussed the drop in the number of homes being considered for elevation from 18 homes in 2017-2018 to four homes in 2018-2019. City Manager Bleess explained that with the passage of the Harris County Flood Mitigation Bond Election, focusing on the deepening and widening of White Oak Bayou (WOB) E127 provides greater flood protection for more homes thereby giving the City more "bang for its buck" with this change in focus.

Some Members of Council wanted to know if we could expand our request to include a greater number of homes to be elevated at this time. City Manager Bleess explained that it is possible to increase the number and still have a cost benefit ratio that is above one (1) while at the same time remaining competitive. However, he reminded Council that the FEMA funding for these grants is limited with eligibility extending to the entire nation.

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Council then discussed what happens once the City actually gets the grant dollars. City Manager Bless explained that the City will go out for RFP to qualify a list of two to three contractors. It is from this list that the homeowners will select a contractor to do the work on their individual homes.

Council then discussed why City Staff is recommending a new focus for the grant funding as opposed to proceeding with Phase 2 as originally planned. City Manager Bless explained that the passage of the Harris County Flood Mitigation Bond Election changed the focus. It makes more monies available for flood mitigation projects; but at the same time requires matching city funds. One of the projects included in the Harris County Flood Mitigation Bond is the deepening and widening of WOB E127. It is expected that the E127 project will benefit more homes than the original Phase 2 focus. The City's match for this project is \$1.5M. City Manager Bless further explained that once the WOB E100 project, which is currently underway, and the WOB E127 project are complete, it will certainly change the flood maps, locating more homes outside the floodway and making them eligible for both elevation and mitigation reconstruction grants. Council then discussed the homes affected by the E127 project and reviewed their location on the flood map.

Council discussed the need and importance of resident input. City Manager Bless explained that we have the survey information from Phase 1; however, with mitigation reconstruction now coming into the mix, perhaps additional survey information is needed to determine interest and to answer questions. It was the consensus of Council that information concerning the interest for mitigation reconstruction is needed.

The ultimate goal of City Council is to address flooding issues for all of the 60 homes identified in the Long Term Flood Recovery Study and to not lose momentum in achieving this goal. Therefore, we need to continue to identify homes for flood mitigation grants even while the E100 and E127 projects are underway.

C. ADJOURN

There being no further business on the Agenda the meeting was adjourned at 6:04 p.m.



Lorri Coody, City Secretary